



City of Seattle

Preliminary Assessment Report

Project 006124-19PA, 8306 13TH AVE NW

Assessment Completed: 12/18/2019

Project Description: Streamlined Design Review Project to construct one three unit townhouse structure and one two unit townhouse structure. Parking to be provided access from the alley. Existing structures to be demolished.

Primary Applicant: [Bradley Khouri](#)

This report lists the results of a preliminary assessment of your project requirements by various city departments. It's based on the project characteristics described on your site plan and preliminary application form. If your project required a pre-application site visit (PASV), the results of that site visit are also included. The goal of this report is to help you create a complete submittal package and reduce the need for corrections once your application has been submitted.

Next Steps

1. Review the requirements in this report and contact the staff members listed below with questions.
2. If a street improvement plan is required, develop and submit it to the Seattle Department of Transportation (SDOT). **The Seattle Department of Construction and Inspections (SDCI) will not accept your permit application until your street improvement plan is approved as 60% complete by SDOT. See [SDOT Client Assistance Memo 2213](#) for guidance about the 60% complete approval process.**
3. Schedule an appointment for permit application intake with SDCI. **Please bring a copy of this report to your intake appointment.**

Questions About This Report

If you have questions about the information in this report, contact the appropriate city staff member for each section.

SDCI Drainage Requirements

Shomari Anderson, (206) 727-8779, Shomari.Anderson@seattle.gov

SDCI Land Use Requirements

Mark Bombek, (206) 684-5816, Mark.Bombek@seattle.gov

SDCI Preapplication Site Visit Requirements

Roxanne Kennedy, (206) 615-1283, Roxanne.Kennedy@seattle.gov

Seattle City Light Requirements

Ray Ramos, (206) 615-1193, ray.ramos@seattle.gov

Seattle Department of Transportation Requirements

Hayden Campbell, Hayden.Campbell@seattle.gov

Seattle Public Utilities Requirements

Jim Mahady, (206) 684-5950, Jim.Mahady@seattle.gov

Water Availability

Seattle Public Utilities Drainage/Sewer Availability Requirements

Other Resources

- General questions about the permit process: Contact the SDCI Applicant Services Center (ASC) at 206-684-8850.
- User-friendly guides to city permitting processes: [SDCI](#) and [SDOT](#).
- [Detailed zoning information](#).
- Visit our [permit type pages](#) for step-by-step instructions and forms for preparing your application and plans for review.

Requirements

SDCI Drainage Requirements

The following requirements are based on the current stormwater and side sewer codes.

The new 2016 Stormwater Code becomes effective on January 1, 2016. Projects with an accepted application (successful SDCI permit intake) date after December 31, 2015 will be reviewed under the new code. The drainage requirements indicated below are based on the 2016 Stormwater Code. If your project will be submitted prior to January 1, 2016, please contact the SDCI Drainage Reviewer to determine drainage requirements.

Existing Public Drainage Infrastructure

Combined sewer main location: **13th Ave NW**

Combined sewer main size: **12-in**

Drainage

Infiltration Investigation Required: Yes

Projects that require On-site Stormwater Management, Flow Control, and/or Water Quality Treatment must first investigate infiltration feasibility before selecting other BMP's. See Seattle Stormwater Manual, Volume 3, Section 3.2 and Appendix D to determine infiltration feasibility. If feasible, infiltration testing per the requirements in Appendix D is required prior to application. Submit a completed Infiltration Checklist with the construction permit application. Checklists are available on the SDCI Stormwater Code website.

<http://www.seattle.gov/dpd/codesrules/codes/stormwater/default.htm>

Please note: projects that infiltrate 5,000 square feet or more of impervious surface area must conduct Groundwater Monitoring for a full wet season or one full year if infiltrating 10,000 square feet or more of impervious surface area. See Table 3.1 in Section 3.2.

Project Type and Drainage Basin

The storm drainage point of discharge ([SMC 22.805.020](#)) is located at: **Public Combined Sewer Main** 13th Ave NW

Project Type: **Parcel-based**

Drainage Basin: **Public combined sewer**

Drainage Control Compliance

Drainage Review Required: Yes

Drainage Control Review is required for this project per [SMC 22.807.020](#). Submit a completed **Standard Construction Stormwater Control and Post Construction Soil Management (CSC/SOIL) Plan** and a completed **Standard Drainage and Wastewater Control (DWC) Plan** including the **Site and Drainage Control Summary** from [On-site Stormwater Management Calculator](#).

Note: For projects with 5,000 square feet or more of new plus replaced hard surface, a comprehensive drainage control plan, construction stormwater control plan, soil amendment plan, and drainage report shall be prepared by a licensed engineer.

Soil Amendment Required: Yes

All new, replaced, and disturbed topsoil shall be amended with organic matter per rules promulgated by the Director prior to completion of the project to improve onsite management of drainage water flow and water quality per [SMC 22.805.030.A](#), [SMC 22.805.040.A](#), or [SMC 22.805.050.A](#). Complete the **Post Construction Soil Management Plan** on the [Standard CSC/SOIL Plan](#).

On-site Stormwater Management Required: Yes

Parcel-based projects with 7,000 square feet or more of land disturbing activity, 1,500 square feet or more of new plus replaced hard surface or, if on a lot or parcel created or reduced in size on or after January 1, 2016, 750 square feet or more of new plus replaced hard surface, must implement **On-site Stormwater Management** (infiltration, dispersion, bioretention, green roofs, permeable pavement, rainwater harvesting, etc.) to manage runoff from all hard surfaces on-site per SMC 22.805.050.B. and Director's Rule 21-2015.

Submit an [On-site Stormwater Management Calculator](#) and show the On-site Stormwater Management BMP's and surface designation on the [Standard Drainage and Wastewater Control Plan](#).

Flow Control Required: No*

Based on the information provided, adherence to Flow Control Standards is not required for this project.

*Note: if groundwater will be discharged to the public drainage system, Flow Control may be required. Projects which propose to permanently discharge groundwater shall comply with Minimum Requirements for Discharges to a Capacity-constrained System, SMC Section 22.805.050.A.6 and SMC Section 22.805.060.A.6.

Water Quality

No requirements

Wastewater

The wastewater point of discharge (SMC 21.16.070.B) is located at **Combined Sanitary (13th Ave NW)**.

King County Capacity Charge: All homeowners and building owners in King County's service area (i.e. all Seattle Public Utility Combined and Sanitary Sewers) whose home or building was connected, reconnected or had a new service established to a sewage facility served by King County on or after Feb. 1, 1990 must pay a [King County Capacity Charge](#). (King County Code No. 28.84.050.0.1)

Permanent and Temporary Dewatering

Approved Point of Discharge for Sub-surface Drainage (e.g. footing drains, sub-surface wall drains, underslab drains, etc.): Public Combined Sewer Main.

Permanent Groundwater Dewatering to a Combined Sewer

Per [SMC 22.805.050.C.7](#), parcel-based projects that will permanently discharge groundwater to a public drainage system or to a public combined sewer (e.g. the subsurface footing drains or wall drains will extend into a saturated groundwater zone) shall also comply with subsection [SMC 22.805.080.B.4 \(Peak Control Standard\)](#) if the total new plus replaced hard surface is 2,000 square feet or more.

In addition, Permanent Groundwater discharge to [Combined Sewers](#), regardless of the flowrate, must be metered and billed by SPU through the SPU Sewer Submeter Program. Contact the [SPU Sewer Submeter Program office](#) at (206) 684-5089 to determine the required meter type, installation location and billing.

Please show and call out the meter required by SPU on the Drainage and Wastewater Control Plans and add a note indicating "Contact the SPU Sewer Submeter Program at (206) 684-5089 to schedule a pre-installation site visit and, after installation, an inspection prior to building occupancy."

Side Sewer

Connections to Existing Side Sewers

The existing side sewer for a new or converted building or dwelling unit may be reused if the requirements of SMC 21.16.240 are met.

If there is an increase of dwelling units or buildings, the [Side Sewer Evaluation and Certification Form](#) must be completed by a licensed engineer and **the side sewer will typically require rehabilitation (e.g. pipe lining)** as directed by Section V.M of the *Requirements for Design and Construction of Side Sewers (Drainage and Wastewater Discharges)* Director's Rule DPD 4-2011/SPU 2011-004.

SDCI Land Use Code Requirements

Street Requirements

Based on the scope of the proposed project, the following street improvements are required per Chapter 23.53 of the Seattle Municipal Code. Please review Right-of-Way Improvements Manual for design criteria (<http://www.seattle.gov/transportation/rowimanual/manual/>). Show required street improvements on your "enhanced site plan" at SDCI permit application intake. If an SDOT Street Improvement Plan (SIP) is required, please list SDOT project number and SDOT contact name on the enhanced site plan. Street Improvement Plans must be accepted by SDOT prior to SDCI permit application intake.

13TH AVE NW

Based on the documents provided, no street improvements are required per [SMC 23.53.015](#) and [SMC 23.53.006](#).

Street Trees are required to meet Land Use Code Requirements for this project. Please see the SDOT portion of this PAR to view these requirements.

Any planting proposed within the ROW must be reviewed and approved by SDCI and SDOT.

The existing sidewalk, curb ramp, and/or accessible crossing does not appear to comply with the Right-of-Way Improvements Manual standards.

Please work with SDOT to bring these improvements into compliance.

Land Use

Based on the project scope, SEPA may be required. See DPD Director's Rule 7-2018, [State Environmental Policy Act \(SEPA\) Exemptions From Environmental Review Requirements When Establishing, Changing or Expanding A Use](#) for more details.

It appears that your project will require Design Review. A pre-submittal conference will be required. Please see [SMC 23.41](#) for more information about Design Review.

For Full and Administrative Design Reviews, see Tip 238, [Design Review: General Information, Application Instructions, and Submittal Requirements](#).

For Streamlined Design Review, see Tip 238B, [Streamlined Design Review: General Information, Application Instructions, and Submittal Requirements](#).

You will receive an email from the Department of Neighborhoods regarding the community outreach requirement associated with Design Review. The email will direct you to an attachment on your project on the [Seattle Services Portal](#).

An arborist report may be required. See Tip 242, [Tree Protection Regulations in Seattle](#) for more detail.

Notes to Applicant

Streamline Design Review is required now. If it is proposed to exceed 8000 square feet gross floor area then Administrative Design Review will be required.

Other Requirements

Based on the preliminary scope of the project, DPD recommends a presubmittal conference prior to submitting an application. Details for preparing and submitting a presubmittal conference request form can be found at our Web site (http://www.seattle.gov/dpd/Publications/Forms/Building_Permit/default.asp).

Since your development proposal includes alteration or demo of a 50+ year old structure, you are required to submit a "referral" to the Historic Preservation Program at Department of Neighborhoods (DON). DON staff will review the eligibility of the structure as a landmark. This determination must be made before you can schedule an intake appointment for your project.

Please see [Client Assistance Memo 3000](#) titled "DPD and DON Referral Process for Determining Landmark Eligibility" (pages 3-4). Your referral application should include a response to the "Appendix A of the Interdepartmental Agreement" on page 6 of the CAM. The referral information should be sent to "Karen Gordon, City Historic Preservation Officer, Department of Neighborhoods, PO Box 94649, Seattle, WA 98124".

Once the DON staff review the information contained in your referral, one of the following three determinations will be made:

- 1) The building appears to be ineligible as a landmark and no further Department of Neighborhoods review is required. You may schedule your intake appointment.
- 2) The subject building appears to be eligible and a Landmark Nomination application must be submitted to the DON Historic Preservation Program. This application and determination must occur before DPD permit intake since the outcome of this landmark nomination decision may affect the design or feasibility of your project.
- 3) The subject building/site is determined to be a designated City Landmark. A Certificate of Approval from the Landmarks Preservation Board is required for changes proposed to the designated features of the Landmark. You will need provide a copy of your application for a Landmark Certificate of Approval prior to permit intake. No DPD permit will not be issued until the Certificate of Approval has been issued.

Pre-Application Site Visit (PASV) Requirements

PASV report requirements may be subject to additions, changes, or modifications by the department. The purpose of the report is to alert the applicant that there may be unusual or complex site conditions that trigger requirements from the department regarding this project. **The applicant is responsible for providing all required documents at the intake appointment.** If you have questions about this report or the PASV process, please contact the SDCI Site Development Team at (206) 684-8860.

Note: Any project application associated with the development site can utilize the results from this PASV if the application is accepted by SDCI within 24 months of the above inspection date. After 24 months, the applicant must apply for another PASV. No extensions will be granted.

The site plan did not include the following existing or proposed elements:

Please include elevation contours along with existing and proposed finish grade elevations.

ECA Mapping Unit and Type

Non-ECA

Earth Disturbance

If excavation has the potential to encroach on adjacent property in order to facilitate construction activity, please provide documentation of consent from the adjacent property owner. Show area of proposed encroachment on the submitted drawings and detailed cross-sections.

If temporary cuts greater than 1h:1v will be required in order to facilitate construction activity, please provide a geotechnical engineer's verification that soil conditions allow cuts to stand unsupported. Include detailed cross sections.

Please show all existing and proposed retaining walls/rockeries and the exposed height.

If shoring will be required, please provide submittals by geotechnical and structural engineers and show the proposed system on the submitted drawings. Include detailed cross sections.

Existing ROW Conditions

13TH AVE NW

Street conditions:

Concrete paving

Visible pavement width is: 27LF

Curb conditions:

Curb adjacent to site

Concrete

Approximate curb height: 5" inches

A storm inlet is located <350 ft from the site and prior to crossing a public right of way.

It appears that drainage from that discharge point will remain in the gutter line all the way to the nearest inlet structure, but this assessment is preliminary and it is the responsibility of the applicant to meet all relevant SW code requirements.

ALLEY E OF SITE

Concrete paving
V-shaped cross-section
Downstream inlet prior to crossing sidewalk

Potential Impacts to Seattle Parks Property

No parks property in vicinity

Tree Protection

Trees 6 inches or greater in diameter as measured 4.5 ft above ground are present on the site but not shown on the site plan. Show the dripline of

1) all trees on the site,

2) adjacent trees that encroach on the site that are 6 inches or greater in diameter as measured 4.5 ft above ground, and trees located in the adjacent ROW.

3) Include common and scientific names for all trees shown. For more information, see [Director's Rule 16-2008](#) and [Tip 242](#).

Construction Stormwater Control

All projects with earth disturbance, regardless of size, require temporary and permanent stormwater control in accordance with the Construction Stormwater Control (CSC) Technical Requirements Manual (Director's Rule 17-2017, Volume 2, [Storm Water Manual Vols. 1-5](#)).

Show the following on the [Construction Stormwater Control and Soil Amendment Standard Plan](#):

Place filter fabric, straw bales, straw wattles, or other approved equal to control construction stormwater runoff. Required along the following property lines:

Place compost socks, compost berms, filter fabric fencing, straw bales, straw wattles, or other approved perimeter control BMPs to eliminate construction stormwater runoff.

Show the location of a stabilized construction access to the site; show methods to eliminate uncontrolled conveyance of mud and dirt into the right of way (ROW).

Cover bare soil with compost blankets, straw, mulch, matting, or other approved equal to control construction stormwater runoff.

Cover stockpiles and bare slopes with compost blankets, tarps, matting or other approved equal to control construction stormwater runoff.

A First Ground Disturbance inspection is required before any ground disturbance related to this permit, including demolition, tree cutting, clearing, grubbing, and grading. After your permit is issued, schedule an inspection by calling (206) 684-8900 or [online](#).

Seattle City Light Requirements

Street/Alley Requirements

13TH AVE NW

Clearance from Structures: Fourteen (14) feet radial clearance is required between power lines and any part of the permanent structure per Seattle City Light Construction Standard D2-3 (<http://www.seattle.gov/light/engstd/docs2/d2-3.pdf>). Transmission lines require greater clearance. Changes to SCL's system to meet clearances are done at the project's expense. There is an overhead high voltage line along 13th Ave NW.

Working Clearance: State law requires construction workers, their tools, machinery, equipment, and materials to maintain a 10-foot clearance from power lines. Review WAC 296-24-960 and OSHA 1910.333(c)(3)(i). Transmission lines require greater clearance. To work near power lines, notify SCL well in advance to de-energize and ground the lines, or relocate the lines temporarily. This City Light work is done at the project's expense. City Light may not be able to grant customer requests to temporarily relocate or de-energize the distribution system. There is an overhead high voltage line along 13th Ave NW.

Submit plans for SCL review. An SCL engineer will require scaled building elevation drawings to determine clearances. Survey information and plans must include property line designations along with all pole and high voltage line locations and elevations.

Easements

SCL power easement is required. Property survey may be required at project's expense.

SCL blanket power easement over the entire parent parcel may be required. Property survey may be required at project's expense. If this is a unit lot subdivision, a blanket easement is needed.

Other requirements: The project appears to be one development site. The electrical service to the new buildings will need to be consolidated from one service strike from SCL's distribution system. Per SCL Requirements for Electric Service Connection, <http://www.seattle.gov/light/contractors/resc/>, 3.2: "Single Service Rule", SCL will provide only one service to a site or building. If subdivided to create separate development sites, each site must have a separate service. Underground electrical services to the site(s) may be required. An easement sufficient in width for underground infrastructure is required. Underground electrical facilities/conductors require separation from other utilities and structures. Review City Light Construction Standard 0214.00. Please contact your Electrical Service Representative well in advance

of construction for clarification and electrical service advice. Failure to contact City Light in advance to plan utilities for the development site may result in significant delays for review and costly service connections. It is also recommended that the project contact SDCI's electrical inspection division to confirm that the electrical services to each site will be in compliance with National Electrical Code requirements.

Conservation

Built Smart Programs - SCL offers developers of 5+ unit multifamily buildings incentives for installation of energy efficiency measures. From insulation and windows to lighting and appliances, take advantage of new technologies and construct a more efficient building with our help. For more information: contact Phoebe Warren at (206)684-3795 or phoebe.warren@seattle.gov.

Notes to Applicant

For new service, please contact the Electrical Service Representative for your area several months before new service is required to determine your electric service design, service location and what kind of service is available at the building site. The design of the distribution system to serve the site shall be within the sole discretion of City Light. An Application for Electrical Service must be submitted to Seattle City Light. The Electrical Service Representative should also be contacted to coordinate electrical disconnections prior to demolition and temporary power for construction. Your Electrical Service Representative is: Jennifer Jones, 206-386-9109, jennifer.jones@seattle.gov. Be advised that it is the applicant's responsibility to seek guidance from City Light. Failure to contact City Light early in the permit process could severely impact your project's scope, schedule and budget. This responsibility rests solely with the applicant.

SDOT Requirements

The City of Seattle's Right-of-Way Improvements Manual (ROWIM) and SDOT's Street & Sidewalk Pavement Opening and Restoration (PORR) Director's Rule 2004-02 may be accessed from SDOT's Street Use website at: http://www.seattle.gov/transportation/stuse_docs.htm. Whenever possible, specific reference notation for these two design documents is noted next to the design characteristics below. Be advised that these specific section and chapter references are provided as preliminary guidance only and are not comprehensive in scope.

SDOT Permitting Information

SDOT Plan Requirements: Plan

All work in the public right-of-way requires a permit. Construction use permits are required when performing non-utility work in the ROW, including material and vehicle staging, crane activity, or installing approved encroachments. Minor utility permits are required for utility work that does not trigger the utility major process. Please visit SDOT's Street Use website at: http://www.seattle.gov/transportation/stuse_sip.htm and review Client Assistance Memo 2109: <https://www.seattle.gov/Documents/Departments/SDOT/CAMs/CAM2109.pdf> for more information.

Existing conditions review

Consider pedestrian and bicycle accessibility and safety enhancements along the existing [Safe Routes to School](#) walking route.

This site is located within an existing urban center or urban village. Projects in urban villages must comply with the standard sidewalk cross-section defined in the Streets Illustrated Right-of-Way Improvements Manual, Section 3.2, fig. J.

Street Improvement Requirements

13TH AVE NW

New street trees: Street trees shall be installed between sidewalk and curb in the planting strip or tree pits, per Streets Illustrated standards (see section 3.6) unless otherwise approved by the SDOT Urban Forestry Landscape Architect's Office. Street trees must be planted between October 1st and April 30th unless installed with automatic irrigation. Property owners are responsible for the ongoing maintenance of street trees, per Director's Rule 03-14 Street Tree Manual. **To apply for an SDOT Urban Forestry Construction Permit for tree planting, e-mail your request to SDOT Urban Forestry at DOT_LA@seattle.gov and include the project address and SDCI project number in the subject line.**

All improvements on private property must accommodate the right of way elevation at the property line using the standard cross-section in the ROWIM. Right of way grading may be required to provide vehicular and pedestrian access that meets the standard cross-section.

Improve the sidewalk and planting strip dimensions to meet the standards listed in the Right-of-Way Improvements Manual for this street type.

Alley Requirements

ALLEY E OF SITE

Provide all vehicle access to the site via the alley.

Provide solid waste collection via the alley. SDOT encourages on-site staging on collection day where possible to keep alleys clear for passenger and commercial vehicle mobility. Coordinate early with SPU. Contact Angela Wallis (angela.wallis@seattle.gov).

SPU Requirements

Water Availability

If required, you will receive a separate water availability certificate from SPU outlining any water requirements.

SOLID WASTE

SPU review of solid waste storage and service plans is **required** for:

- all multifamily, mixed-use and townhouse developments greater than 5 units;
- all commercial and industrial buildings;
- buildings using compactors;
- buildings seeking a storage or access variance from land use code.

Please review the land use and solid waste code for solid waste and the guidelines found in **CAM 1301: Solid Waste Information for Developers** (<http://www.seattle.gov/util/ForBusinesses/Construction/SolidWasteforDevelopers/index.htm>). For the property types listed above, please submit the **Checklist for Developers** to Angela Wallis at angela.wallis@seattle.gov, or call: (206) 684-4166 with questions.

Other Requirements

- Please that the WAC requirement that prior to ordering a new water meter that will serve a back lot, a recorded easement with a minimum width of 5' must be provided.

If the scope of your proposed project changes before your SDCI intake appointment or SDOT street improvement plan application, the requirements in this report may change. If there are municipal code and ordinance changes before our SDCI intake appointment, the project must meet the new code requirements. Additional street improvement requirements may be triggered if a permit application for a development project on adjacent property is also undergoing review.

Please be aware that all persons or companies working within the City limits, including all contractors, subcontractors, permit expeditors and other service providers are required to possess a valid City of Seattle business license. This license is required in addition to any other licenses required by the State of Washington, such as a contractors' license or state business license. For more information about City of Seattle business licenses, please contact inspector Michale Crooks at 206-684-8871, Michale.Crooks@seattle.gov, or visit the [Licensing and Tax Administration Division website](#).

